

WARRANTY DEED

FEB 14 11 03 AM '01

THE STATE OF MISSISSIPPI

COUNTY OF DESOTO

BK 387 PG 46

For and in consideration of One Hundred Sixteen Thousand and 00/100 dollars (\$116,000.00) the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Administratrix on behalf of the Estate of Fannie Duncan, deceased, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the land described in Exhibit "A" hereto, being the same land as is described in the Complaint filed with the Circuit Clerk of DeSoto County, Mississippi on November 16, 1999 in Cause No. CO-99-0688. I represent and warrant that I have been authorized to sign this Warranty Deed by order or decree of the Chancellor in Cause No. 99-10-1408.

The grantor herein further warrants that the above described property is no part of anyone's homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damages accrued, accruing, or to accrue to the grantor herein, its heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damages, and/or any other damages, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness my signature this the 6<sup>th</sup> day of February, 2000.

ESTATE OF FANNIE DUNCAN, DECEASED

By Pamela Ledbetter  
PAMELA LEDBETTER, ADMINSTRATRIX

## Grantee Address:

Mississippi Department of  
Transportation  
P.O. Box 1850  
Jackson, MS 39215-1850  
Project No. 94-0029-01-002-10  
Tract No. 010-0-00-W  
(601) 359-7550

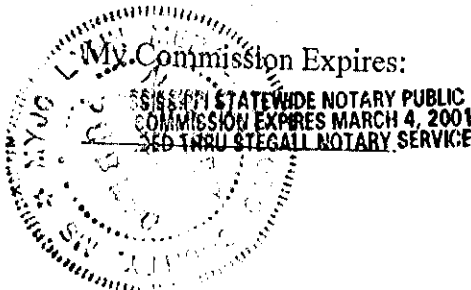
## Grantor Address:

Fannie Duncan Estate  
c/o Pamela Letbetter  
5682 Ferguson Rd.  
Lat 11E11, TN 38134  
(901) 386-0781  
Fed Tax ID No. \_\_\_\_\_

STATE OF Mississippi  
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14<sup>th</sup> day of February, 2000, Pamela Ledbetter, Administratrix of the Estate of Fannie Duncan, deceased, who acknowledged that she executed the above and foregoing instrument being first authorized to do so by the Chancery Court of DeSoto County, Mississippi.

M. Lynn Meran  
NOTARY PUBLIC



## INDEXING INSTRUCTIONS:

Northwest ¼ of Section 33, Township 2 South, Range 9 West, DeSoto County Mississippi

## PREPARED BY AND RETURN TO:

HOLLAMAN M. RANEY  
HOLLAMAN RANEY, P.C.  
P.O. BOX 1480  
Oxford, MS 38655  
Phone 662-236-4001

IN THE SPECIAL COURT OF EMINENT DOMAIN  
DESOTO COUNTY, MISSISSIPPI

MISSISSIPPI TRANSPORTATION COMMISSION

PLAINTIFF

VS.

CIVIL ACTION NO. CO-99-0688

FANNIE DUNCAN ESTATE, *ET AL*.

DEFENDANTS

EXHIBIT "A"

INDEXING INSTRUCTIONS: NW 1/4 OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 9 WEST,  
DESOTO COUNTY, MISSISSIPPI.

Begin at a point on the Southwest corner of Defendants property as shown on the plans for State Project No. 94-0029-01-002-10; from said point of beginning run thence North 00° 09' 00" East along the Western line of Defendants property, a distance of 17.176 meters (56.352 feet); thence run South 88° 59' 49" East, a distance of 210.954 meters (692.106 feet) to a point that is 70.000 meters (229.659 feet) Northerly of and perpendicular to the centerline of survey of said project at Station 16+725; thence North 46° 00' 11" East, a distance of 28.284 meters (92.795 feet); thence South 88° 59' 49" East, a distance of 45.000 meters (147.638 feet); thence South 43° 59' 49" East, a distance of 28.284 meters (92.795 feet) to a point that is 70.000 meters (229.659 feet) Northerly of and perpendicular to the centerline of survey of said project at Survey Station 16+810; thence South 88° 59' 49" East, a distance of 416.077 meters (1365.082 feet); thence along a line that is 70.000 meters (229.569 feet) Northerly of and parallel with the centerline of survey of said project, having a radius of 3877.783 meters (12,772.385 feet), an arc distance of 25.552 meters (83.832 feet) [said arc having a chord bearing of South 88° 48' 29" East for a distance of 25.552 meters (83.832 feet)] to the Southern line of Defendants property; thence South 89° 40' 31" West along said Southern property line, a distance of 737.526 meters (2419.705 feet) to the point of beginning, containing 0.766 hectares (1.894 acres), more or less, and being situated in and a part of the Northwest 1/4 of Section 33, Township 2 South, Range 9 West, Desoto County, Mississippi.

Together with any and all abutters rights of access, if any, in, to, over, on and across the above described parcel of land.

All of the above excepting and excluding therefrom all oil and gas and other minerals which may be produced through a well bore.